



State of Illinois Capital Development Board

CDB Project No. 830-010-349

University of Illinois at Urbana-Champaign

Altgeld Hall Renovation and New Illini Hall

Outreach Session

March 4, 2021

10 A.M. – 12 P.M. CST

Virtual Webex Meeting



Rules of Engagement



- You are muted upon entry
- Session will be recorded
- **Q&A session** will be conducted at the end of the presentation. Please use the Q&A button when asking a question.
- All unanswered questions will be collected, and a Q&A section will be added to Capital Development Board's (CDB) website. The recording of this event, PowerPoint presentation and registration list will also be added to CDB's website. You will be notified when the listed documents are added.

Speaking:
Joey Moore – CDB FEP
Consultant



UNIVERSITY OF
ILLINOIS
URBANA-CHAMPAIGN



CANNONDESIGN **Gilbane**

Agenda



Project Team
Introductions



CDB Mission



CDB Delivery
Methods



UIUC
Goals



CM Role &
Responsibilities



Project
Overview



Project
Phasing



Project
Schedule and
Bidding



CDB
Prequalification
& Registration



CDB FEP Goals



Conclusion



Questions &
Answers

Speaking:
Michelle McClendon —
Gilbane Project Executive

Project Partners



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Speaking:
Michelle McClendon —
Gilbane Project Executive

Project Team Introductions



Jim Underwood
Executive Director
CDB



Tamakia Edwards
Chief of Staff
CDB



Ron Wright
Construction
Administrator
CDB



James Cockrell
Region 2 Manager
CDB



Timothy Dietz
Senior Project Manager
CDB



Jake Teegarden
Project Manager
CDB



Carey Mayer
Contracts Administrator
CDB



Jesse Martinez
FEP Administrator
CDB



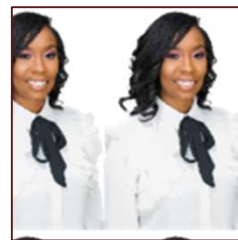
Brian Bundren
Associate Director of Capital
Planning
University of Illinois



Michael Stilger
Project Manager
University of Illinois



Dale J Morrison, Esq
Assistant Director of
Procurement Diversity
University of Illinois



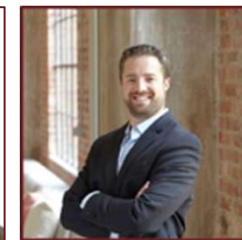
Michelle McClendon
Project Executive
Gilbane



Dan Welge
Construction Project
Manager
Gilbane



Frank Fraga
Preconstruction
Manager
Gilbane



David Pugh
Vice President
CannonDesign



Karla Smalley
Associate Principal
Bailey Edward

Speaking:
Michelle McClendon –
Gilbane Project Executive



Doing business with the State of Illinois Capital Development Board

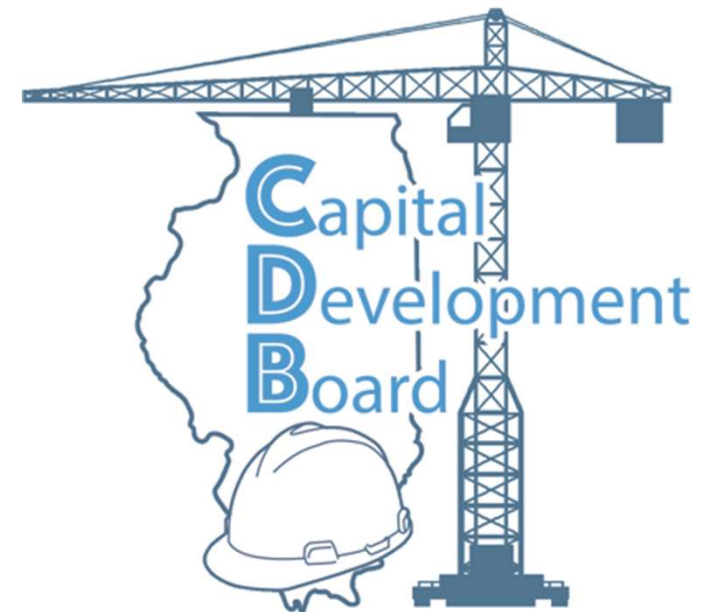


Jim Underwood
Executive Director

Speaking:
Tamakia (TJ) Edwards-
CDB Chief of Staff

Agency Mission

To efficiently manage the vertical construction projects and capital planning in Illinois for State Agencies and Higher Education Institutions to ensure that quality capital projects are delivered on schedule, on budget, while providing a fair and inclusive environment to support diversity efforts in the design and construction industries.



Speaking:
Tamakia Edwards-
CDB Chief of Staff



About the Capital Development Board

Serving the State of Illinois since 1972



CDB is responsible for 8,771 State-owned buildings.

Speaking:
Tamakia Edwards-
CDB Chief of Staff

The Board



7-Member Bi-partisan Board

Appointed by the
Governor &
confirmed by the
Illinois Senate

Serve a 4-year,
unpaid
term

Charged with
selecting the
Executive Director

Speaking:
Tamakia Edwards-
CDB Chief of Staff

CDB Delivery Methods



Ron Wright
Construction Administrator

Speaking:
Ron Wright - CDB
Construction Administrator

Single Prime Delivery Method

CDB Project No. 830-010-349 will be:



Single Prime with protected Subs (with CM Services)

- The protected subcontractor concept is unique in State Procurement Delivery.
- Projects of various sizes and construction budgets can utilize this tool.
- There are currently over 80 completed, and in-process Single Prime projects.
 - Fosters strong teamwork
 - Reduces change orders
 - Limits claims
 - Meets schedules

Speaking:
Ron Wright – CDB
Construction Administrator

Commissioning



This project will provide building commissioning for Illini Hall Phase 3 and Altgeld Hall Phase 4.

- University of Illinois will perform commissioning for building systems and building envelope at Illini Hall and Altgeld Hall.
- Commissioning is integrated into the design and construction processes to assure owners and investors that the building systems and components are installed and functioning as designed, meet the requirements called for in the design documents, and provide the highest quality installation possible.
- Building systems and envelope commissioning are a required part of the LEED certification.
- Commissioning on renovation projects also provides excellent value in the review of the building envelope and MEP systems.

Speaking:
Ron Wright – CDB
Construction Administrator

A/E & CM Observations



References to the Technical Specifications:

- CDB may appoint an Observer as a representative of the Owner to oversee inspections, tests, and other services specified in individual Technical Specifications.
- Alternately, CDB may appoint, employ, and pay an independent firm or construction manager to perform inspections and observations as indicated in the specification section related to Testing Laboratory Services and other sections.
- Reports will be submitted by the independent firm to the CDB Project Manager, Construction Manager, Engineer, and Contractor, indicating observations and results of tests and indicating compliance or non-compliance with Contract Documents.
- Contractor shall assist and cooperate with the Observer; furnish samples of materials, design mix, equipment, tools, and storage.
- Contractor shall notify Project Manager and Construction Manager 24 hours prior to the expected time for operations requiring services. Notify Engineer and independent firm when noted.

Speaking:
Ron Wright – CDB
Construction Administrator

Project Tools



BIM – Building Information Modeling

- This is the process involving the generation and management of digital representations of physical and functional characteristics of a facility.
- The resulting building information models become a shared knowledge resource to support decision-making processes for a facility from the earliest conceptual stages, through design and construction, into the operational life of the facility and eventual demolition.
- BIM coordination may be part of the project as required by the project specification manual.

Speaking:
Ron Wright – CDB
Construction Administrator

Key Project Management Tools



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FEP Goals

Stored Material Logs (SML)

Lien Wavers – Prime & Subcontractors

CPM Schedules – Coordinated with Construction Manager

Contractor's Schedule of Values (CSV)

Electronic Payments – 30 Days

Chief Procurement Office (CPO)

Speaking:

Ron Wright – CDB
Construction Administrator



Blue Ribbon Tools

1. Major construction milestones from ATP to SC will be defined in the contract bid specifications as duration of days from ATP.
2. All contractor materials and systems which require shops drawings, as defined by the A/E specifications, are to be submitted by the prime contractor per a submittal schedule to facilitate construction operations and maintain the CPM schedule. Be prepared to read the specifications carefully.
3. Field RFI's are answered within 48 hours by the A/E unless specific written permission by the CDB PM authorizes additional review time.
4. RFP requests are to be answered with an accepted RFP or refusal from the A/E and CM reporting to the CDB PM team within 48 hours of a written request from the single prime contractor. The CDB PM may allow more time for RFP review and issuance for complicated or detailed contract changes.
5. The CDB PM to use as/400 log to interact with CM software regardless of type for daily updating.
6. The A/E to provide full time observation on the job site with a design professional to make decisions on site every day.

Speaking:
Ron Wright – CDB
Construction Administrator



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U R B A N A - C H A M P A I G N

Speaking:
Dale Morrison - Assistant
Director of Procurement
Diversity



UIUC Capital Programs Role in Project 830-010-349

- The UIUC Illini Hall and Altgeld Hall projects are high-profile projects for UIUC, the Urbana-Champaign community and the State of Illinois
- The historic Altgeld Hall renovation and Illini Hall Demolition and new Illini Hall buildings are centrally located and a focal point on the UIUC campus
- UIUC Capital Program staff member(s) will serve in an advisory/consultant role to CDB

Speaking: Dale Morrison - Assistant
Director of Procurement Diversity
&
Brian - Associate Director of Capital
Planning



UIUC and the Importance of Diversity

- The Board of Trustees and UIUC Chancellor recognizes the University of Illinois' economic impact on the surrounding minority communities
- UIUC values the utilization of diverse businesses and a diverse workforce
- The Office of Procurement Diversity (OPD) will work closely with CDB to ensure diverse businesses are aware of procurement opportunities
- OPD will monitor the project to ensure diversity goals are met or exceeded



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Speaking:
Dale Morrison - Assistant
Director of Procurement
Diversity



Gilbane

Speaking:
Michelle McQendon —
Gilbane Project Executive

Founded in
1870

3,000+
Employees

Annual Revenue
\$6.3 billion

Our Core Values



Teamwork



Integrity



Tough-mindedness



Dedication to Excellence



Loyalty



Discipline



Caring

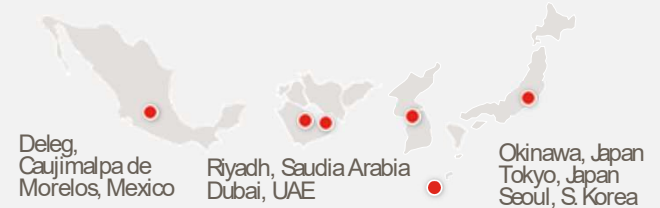


Entrepreneurship

Over
75% of our work is from
repeat clients



50 Offices
Worldwide





Gilbane's CM Role in Project 830-010-349

To act as an extension of CDB and its' Staff

- Oversee and manage the project to manage risk. Develop procedures to ensure all contractors work harmoniously and meet or exceed CDB goals for project cost, schedule and quality.
- Ensure the prime contractor(s) adheres to the master project schedule.
- Coordinate with the A/E to ensure the project is being built per the requirements in the contract documents.
- Determine site logistics.
- Schedule and administer coordination meetings.
- Manage the submittal/ shop drawing process.
- Review contractors pay applications.
- Review change orders.
- Provide general conditions items such as: inspections/testing; site security; temporary utilities; portable toilets; CM & CDB field offices; access roads & traffic controls; temporary environmental controls; project signage; project cleaning.
- Coordinate with the A/E and contractor during substantial completion and closeout activities.

Speaking:
Michelle McQuendon —
Gilbane Project Executive



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Speaking:
Frank Fraga— Gilbane
Pre-construction Manager



Project Summary

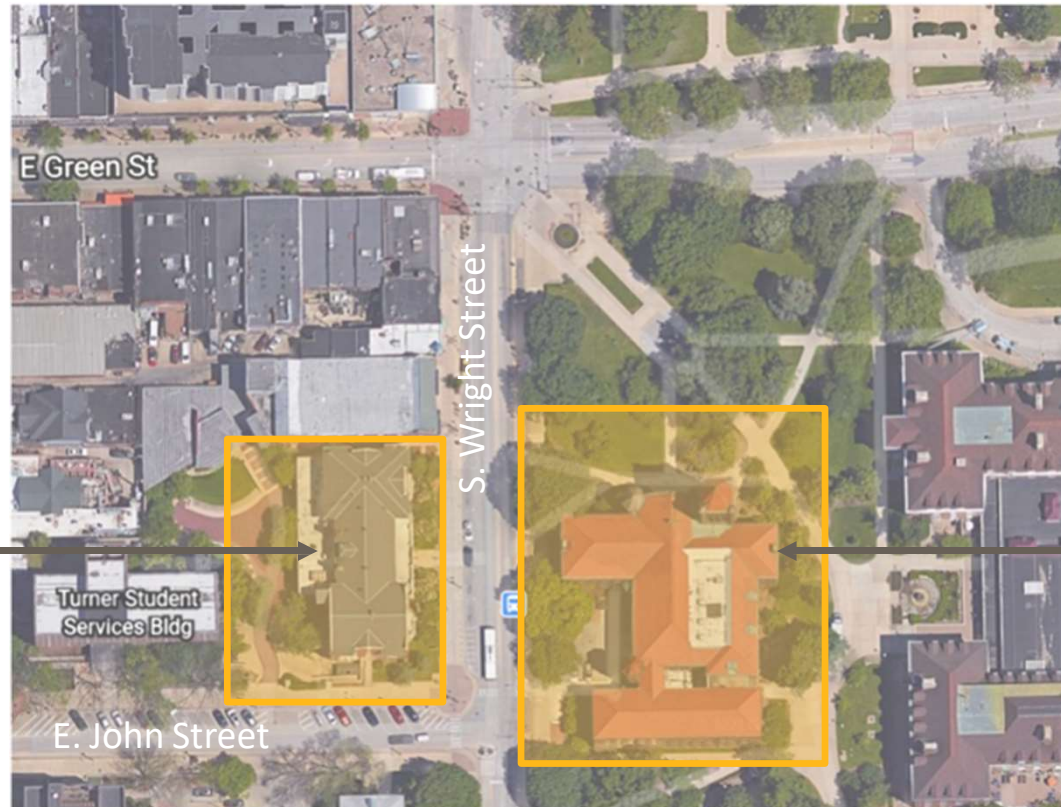
- This project is located on the University of Illinois campus in Urbana/Champaign. It is comprised of 4 related projects phases located on two project sites. The project will provide a world class facility for the Departments of Mathematics & Statistics.
- Each project phase will be bid separately using the Single Prime delivery method.
- Construction on the first phase is expected to start in July 2021. SCcompletion of the last phase is expected in June 2026.
- The 4 project phases are:
 - Phase 1 - Illini Hall Demolition
 - Phase 2 – Altgeld Hall Exterior Restoration
 - Phase 3 – New Illini Hall Construction (LEED Platinum)
 - Phase 4 – Altgeld Hall Interior Restoration/Renovation (LEED Silver)

Speaking:
Frank Fraga– Gilbane
Pre-construction Manager

Project Map



Illini Hall
(existing)



Altgeld Hall

Speaking:
Frank Fraga— Gilbane
Pre-construction Manager



Project Phases

Phase 1 - Illini Hall Demolition

- First construction phase
- July 2021 – April 2022
- Hazardous material abatement and complete building and site demolition

Phase 2 – Altgeld Hall Ext. Restoration

- Second construction phase
- October 2021 – September 2022
- Historic building restoration
- Hazardous material abatement
- Masonry/ stone restoration
- Clay/ stone roof tile restoration
- Bell tower disassembly and reconstruction

Phase 3 - Illini Hall Construction

- Third construction phase
- April 2022 – March 2024
- New 6-story, 140,000 SF building containing offices, classrooms, auditorium and data science center

Phase 4 - Altgeld Hall Int. Restoration

- Fourth construction phase
- Construction April 2024 – June 2026
- Hazardous material abatement
- Historic building interior finish restoration
- East building wing demolition and reconstruction
- Complete replacement of building MEP systems
- Renovation of auditorium, classrooms & library

Speaking:
Frank Fraga– Gilbane
Pre-construction Manager



Phase 1 – Illini Hall Demolition

Project Overview

- Abatement of ACM, lead paint, hazardous material and contaminated soils prior to building demolition.
- Re-routing of power to temporarily re-feed the Arcade building to the north.
- Salvage of select historical items.
- Structure demolition including foundations and all services.
- Site demolition including paving, site elements, and landscaping.

Trade Involvement

- | | |
|------------------|----------------------------|
| • Abatement | • Demolition |
| • Earthwork | • Electrical |
| • Site utilities | • General labor – Cleanup. |

Speaking:
David Pugh– CANNON
Vice President

Project Images

Phase 1 - Illini Hall Demolition



Speaking:
David Pugh— CANNON
Vice President

Phase 2 – Altgeld Hall Exterior Restoration

Project Overview

- Abatement of ACM, lead paint, and hazardous material.
- Stone cataloging disassemble and reassemble.
- Roof turret structure reconstruction.
- Roofing and insulation replacement. Roof gutter and flashing repair.
- Stone cleaning, repair, re-pointing.
- Lightning protection system.
- Structural reinforcement of existing roof.
- General labor – cleanup.
- Bell tower restoration.
 - Removal of chimes and related systems. Reinstallation.
 - Stone cataloging, disassemble and reassemble.
 - Reinforcing of masonry at tower base.
 - New structural steel framing, flooring and roof structure.
 - Reassembly of tower masonry.
 - Reassembly of stone.
 - New tower lighting.

Speaking:
Karla Smalley– Bailey Edward
Associate Principal



Phase 2 – Altgeld Hall Exterior Restoration

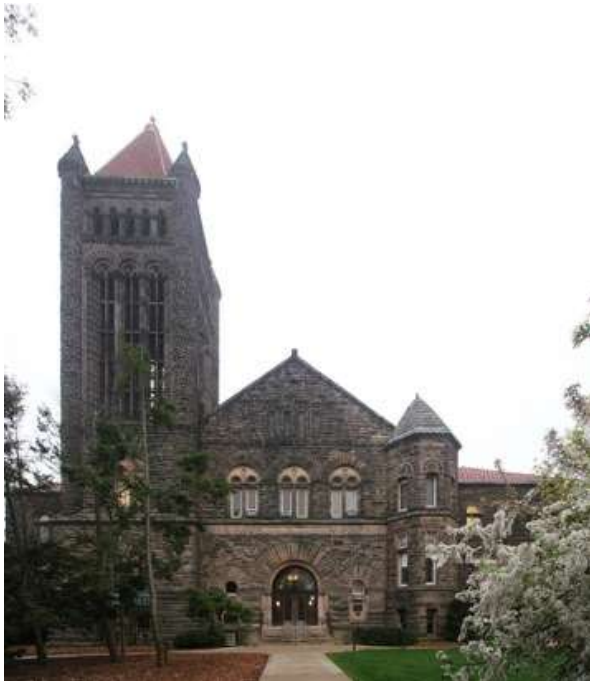
Trade Involvement

- Abatement
- Historic roofing restoration
- Roofing
- Historic stone restoration
- Selective Demolition
- Concrete & Rebar
- Masonry
- Structural steel
- Miscellaneous steel
- Steel decking
- Rough carpentry
- Electrical
- General labor - cleanup

Speaking:
Karla Smalley– Bailey Edward
Associate Principal

Project Images

Phase 2 – Altgeld Hall Exterior Restoration



Speaking:
Karla Smalley– Bailey Edward
Associate Principal

Project Images

Phase 3 – New Illini Hall Construction



Speaking:
David Pugh— CANNON
Vice President

Project Images

Phase 4 – Altgeld Hall Interior Restoration



Speaking:
Karla Smalley– Bailey Edward
Associate Principal

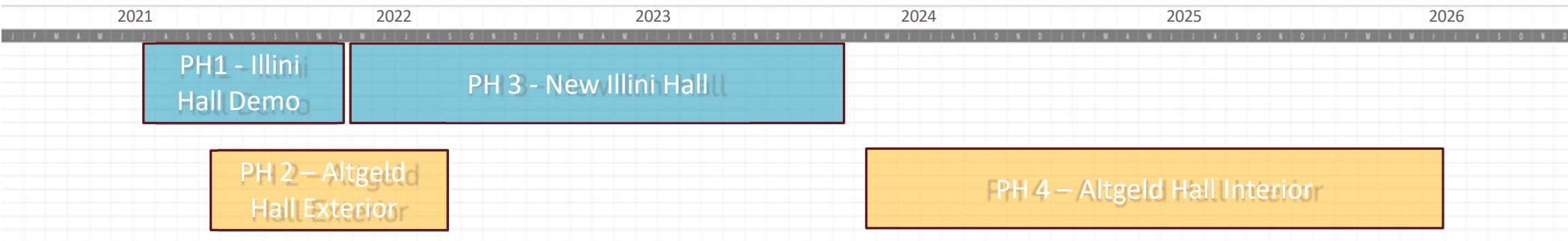


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Project Phasing Schedule and Bid Dates



Key Bid Dates

- Phase 1 – Illini Hall Demo – Spring 2021
- Phase 2 – Altgeld Hall Exterior – Summer 2021
- Phase 3 – New Illini Hall – Fall 2021
- Phase 4 – Altgeld Hall Interior – Fall 2023

Speaking:
Michelle McClendon –
Gilbane Project Executive

Prequalification & Vendor Registration with CDB



Carey Mayer
CDB Contracts Administrator

Speaking:
Carey Mayer– CDB
Contracts Administrator

Prequalification vs. Registration



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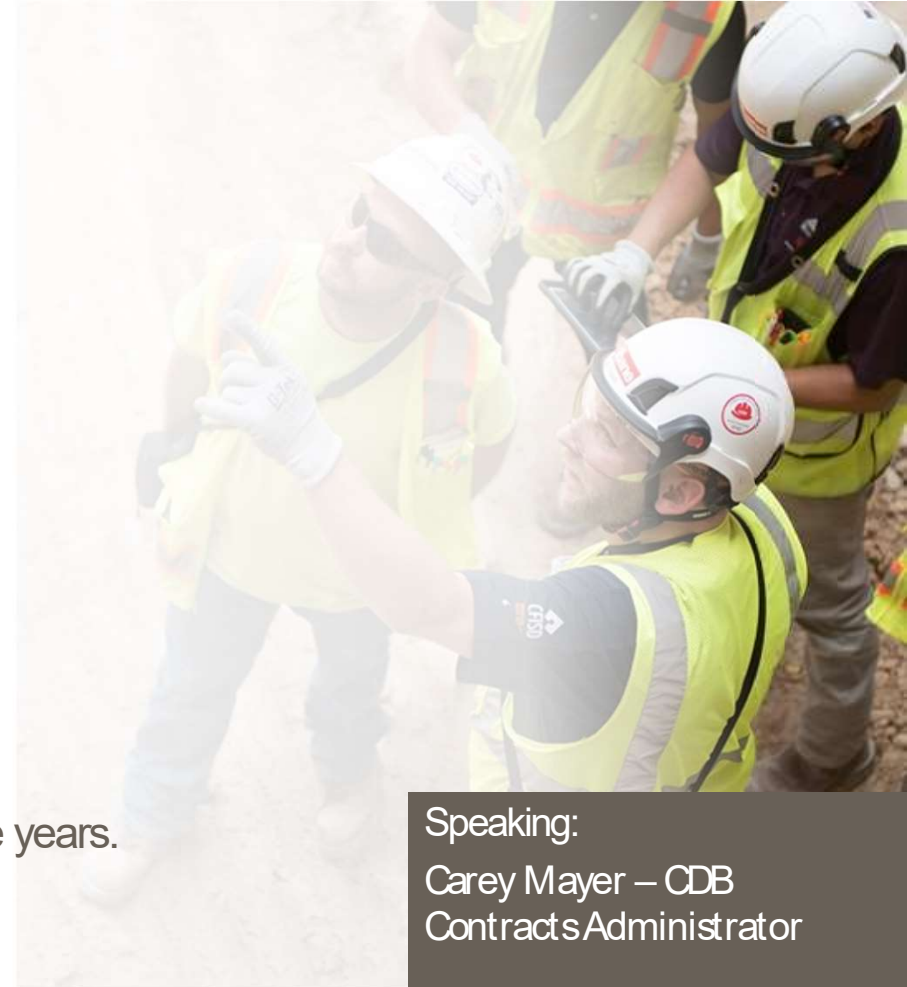


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Prequalification - Process that CDB uses to verify that vendors meet requirements to be able to contract directly with the CDB. Subcontractors included with the Single-Prime must also be prequalified.

Vendor Registration - Subcontractors and material suppliers that do not wish to be prequalified and bid directly with CDB. Subcontractors are not required to be prequalified.

Both Prequalification and Registration are active for three years.



Speaking:
Carey Mayer – CDB
Contracts Administrator

Required Information for Registration

- General Business Information
- TAXID Number
- CHR and IPG Numbers (if applicable)
- Business Structure/ Ownership Information
- BEP Certification (if applicable)
- VBP Certification (if applicable)
- Trades performed (if applicable)



VENDOR REGISTRATION

CDB Registration Number (Agency Use Only)
--

Vendors who plan to bid directly to the prime contractor as subcontractors or suppliers and non-licensed A/E specialty consultants must register their business by submitting this form. Vendors who plan to bid directly to CDB as a prime contractor, and A/E vendors providing licensed architectural, engineering, land surveying or asbestos design services must seek prequalification status by submitting the Prequalification form found in the Reference Library.

Business Name (As registered at Secretary of State)		Registered Assumed Name (As registered at Secretary of State)	
Address		Address 2	
City	State	Zip	County
Mailing Address (if different than above)		Address 2	
City	State	Zip	County
Contact Name	Title	Phone	Fax
Email			
Vendor Classification		Vendor Web Address	
<input checked="" type="checkbox"/> Subcontractor <input checked="" type="checkbox"/> Supplier <input type="checkbox"/> A/E Specialty Consultant			
Taxpayer ID	Dept. Human Rights Number	DHR Number Exp. Date	IPG Number https://ipg.vendorsreg.com/

Speaking:
Carey Mayer – CDB
Contracts Administrator

Contractor Prequalification



Prime Contractor wishing to contract directly with the CDB



Subcontractors who will perform work as a Protected Subcontractor as defined for the Single Prime Delivery method also required to Prequalify

Speaking:
Carey Mayer – CDB
Contracts Administrator



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URBANA-CHAMPAIGN



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Required Information for Prequalification



- General Business information provided as part of a vendor registration
- References.
 - 5 References minimum.
 - Completed within in the last 3 years.
 - Firm's portion of the work no less than \$43,700.
 - Only projects subject to the IBC.
 - Must have done 20% with your own forces.
 - Projects must be complete.
 - Must not be project previously provided to CDB.
 - Projects must be relevant in size and type to CDB project.
- State Board of Elections registration.
- Secretary of State certificate of good standing.
- Financial Disclosures and Conflict of Interest.

Speaking:
Carey Mayer – CDB
Contracts Administrator

Prequalification

Primes and Protected Subcontractors must be prequalified the day before project bids are due.

- May take up to 30-45 days
- Need to get prequalified ASAP

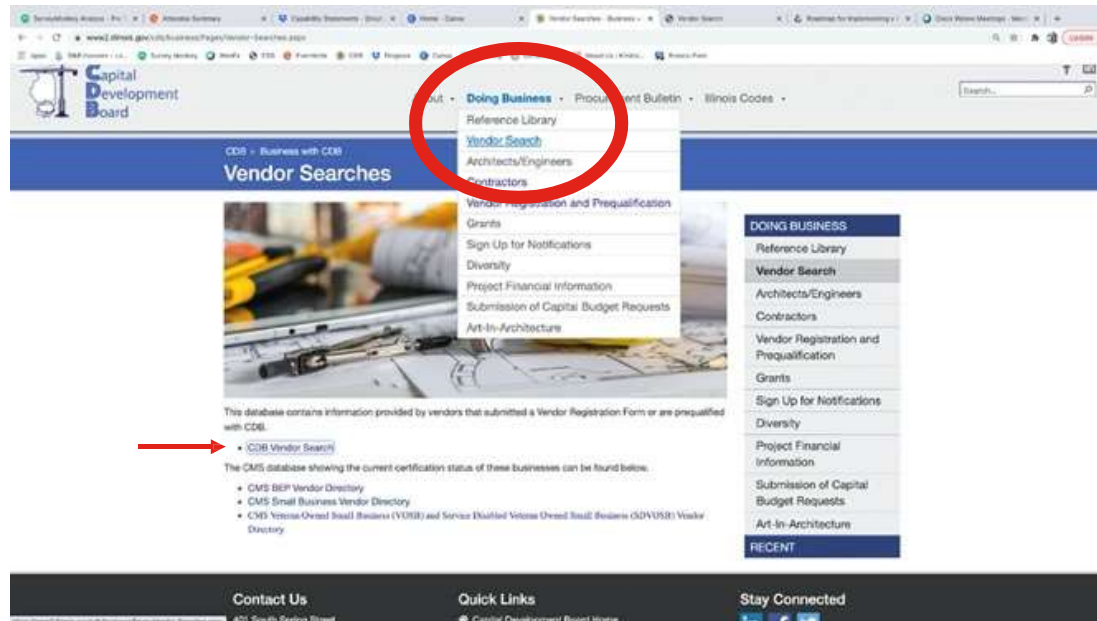
Helpful Tips:

- APPLY NOW! There will not be time to complete the prequalification process if your firm's application is received after the day the bid is posted/advertised.
- Check your firm's information on the CDB Website.
 - Expiration dates, licenses, trades, any other corrections
 - Provide updated information immediately
- Applications and updates are processed on a "first in, first out" basis. It is not possible to prioritize, speed up, or push through an individual firm's paperwork.



Speaking:
Carey Mayer – CDB
Contracts Administrator

How To Verify Your Interested Partners are Prequalified with CDB



Please select your search criteria and click the Search button.
You may select multiple criteria to refine the search.

Vendor Name:

Vendor Class: Required

Trade:

County:

BEP Certification:

VBP Certification:

Gender:

Ethnicity:

Page Size:

4 results

Vendor ID	Vendor Name	Expiration Date	Gender	Prequalified	Vendor Class	Ethnicity	VBP	BEP	County	
29894	GSG Consultants, Inc.	08/31/2022	M	Yes	A/E	Hispanic		MBE	Cook	<input type="button" value="Details"/>

Fair Employment Practice (FEP) Goals



Jesse Martinez
CDB FEP Administrator

Speaking:
Jesse Martinez – CDB
FEP Administrator

FEP Goals for Project 830-010-349

FEP Goals on Phase 1 – Illini Hall Demolition

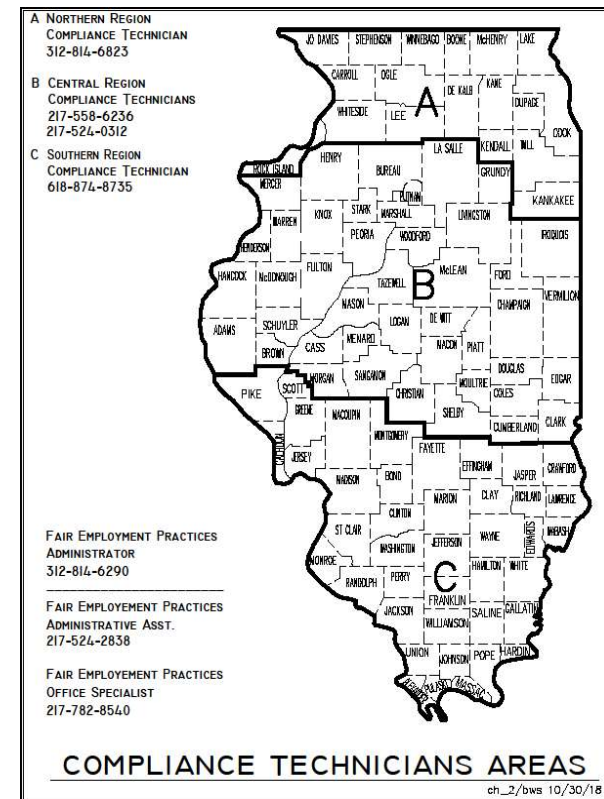
ü Minority Business Enterprise: 5%

ü Women Business Enterprise: 3%

ü Veteran Business Enterprise & Person of

Disabilities Business Enterprise : 1%

Phase 2 – Goals are not identified but they will be aggressive goals.



Speaking:
Jesse Martinez – CDB
FEP Administrator

Prequalified

VS.

Certified

If you are prequalified with UIUC that does NOT mean you are prequalified with the Capital Development Board.

Speaking:
Jesse Martinez – CDB
FEP Administrator

Strategies for Partnering

Attend
Outreach
Meetings

Attend
Pre-bid
Meetings

Network at
CDB and
other Trade
Events

Attend
other Firm's
Outreach
events

- Let the capital development board host outreaches between primes and MBE/WBE/VBE firms to partner with.
- Email Joey Moore at jmoore@carmonastrategicsolutions.Com to coordinate a CDBone on one session with Jesse Martinez

Speaking:
Jesse Martinez – CDB
FEP Administrator

Project Team Introductions



Jim Underwood
Executive Director
CDB



Tamakia Edwards
Chief of Staff
CDB



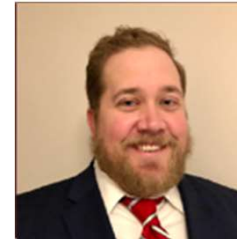
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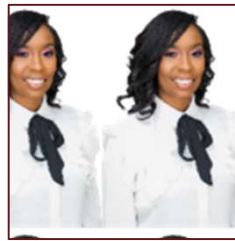
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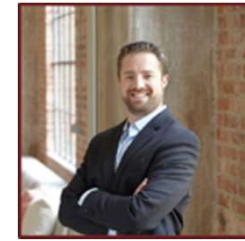
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Associate Principal
Bailey Edward

Speaking:
James Cockrell— CDB Region 2
Manager

THANK YOU



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Speaking:
Joey Moore – CDB FEP
Consultant